

**ADDENDUM #1  
LEAD BASED PAINT ASSESSMENT AND INSPECTION  
INVITATION TO BID  
2022-05-LBP**

**Issued: April 22, 2022**

The additions and revisions to the invitation to bid for lead-based paint assessment and inspection services as listed herein shall be included in the bid for this work and shall form a part of the Work under the Contract. These questions and associated answers shall become part of bid documents and shall be included in your bid:

- 1) **Question:** Concerning Scattered Sites 21 and 23 – since these dwellings were built after 1977 they would be considered exempt from HUD LBP testing?  
**Answer:** Lead based paint assessments should be conducted on these developments. If lead is detected in the assessment, then testing should be included in your bids.
- 2) **Question:** Would you still like bids for these sites and, if so, should we use the 1960-1977 section table to determine our units to sample?  
**Answer:** Yes, I would like bids for these sites. As answered above, if needed, Yes use the 1960-1977 to determine numbers to sample.
- 3) **Question:** Aerials of the subject sites with addresses show playgrounds. Would you like the playgrounds included as part of this bid?  
**Answer:** Yes, also include soil testing for the assessment.
- 4) **Question:** If so, can you confirm the presence/absence of play areas at the Scattered Sites with no listed addresses?  
**Answer:** Scattered Site 15 has a playground.
- 5) **Question:** Should courtyard handrailing and site fencing be included as part of this bid?  
**Answer:** If HUD guidelines require that these areas to be tested, then Yes include in your bid.
- 6) **Question:** Per Chapter 5: “Risk Assessment and Reevaluation” of HUD Regulations states “determine if the client is requesting, a risk assessment, a lead-based paint inspection or a combination of the two. Please elaborate if KCKHA is requiring a combination of a Risk Assessment and a Lead Paint Inspection?  
**Answer:** KCKHA is requesting that both a lead-based paint assessment and a lead-based paint inspection be performed at each development.
- 7) **Question:** The Invitation to Bid states the following in the Background section: “KCKHA would like to determine if any of these developments have the **presence of lead-based paint.**” The only way to accurately determine if lead-paint is present, (within a few seconds) is to use an XRF Analyzer. Our inspectors use a Viken XRF Analyzer to immediately determine whether Lead Paint exists on components within the property. Please confirm if KCKHA intends to first utilize a Lead Paint Inspection to detect the Lead rather than first performing a Risk Assessment or KCKHA is looking for a combination Risk Assessment/Lead Paint Inspection per HUD guidelines?  
**Answer:** The KCKHA is requesting a combination Lead Based Paint Risk Assessment and a Lead Based Paint Inspection per HUD guidelines.
- 8) **Question:** If the presence of Lead Paint was not found using the XRF Analyzer, the property would be considered Lead Free and as such would be stated in the report. Would a Risk Assessment and Dust Wipes still be required? Would soil and water samples be required?

**Answer:** As previously stated, a lead-based paint assessment and a lead-based paint inspection is required. If HUD guidelines to complete both actions require soil and water sampling, then this needs to be included in your bid.

- 9) **Question:** If Lead Paint is found to be present, the plans for remediation and elimination were submitted, the contractor took action on the remediation/elimination, please confirm that KCKHA will be requesting a Clearance in accordance with HUD Chapter 5, to ensure the components properly remediated or eliminated?

**Answer:** KCKHA is requesting a clearance in accordance with HUD Chapter 5 to ensure the components are properly remediated or eliminated.

- 10) **Question:** Per Chapter 5: "Risk Assessment and Reevaluation" of HUD Regulations states that Risk Assessments are to Include Dust, Soil and Water (Optional). Please confirm if Soil and Water samples are required during a Risk Assessment. There is no mention of Soil and Water samples in the bid?

**Answer:** Soil samples are needed for the assessment. Water samples are not needed.

- 11) **Question:** Per Chapter 7: Lead-Based Paint Inspection." Is it acceptable to utilize Table 7.3 when deciding on the Number of Units to be tested in Multi-family Building or Developments?

**Answer:** Yes.

- 12) **Question:** The Invitation to Bid states the following in the Scope of Work section: "If the results of the XRF are inconclusive, then physical samples will be taken and tested to determine if lead-based paint is present." The XRF analyzer our company uses does not produce inconclusive results. Therefore, please confirm that physical samples will not be taken given the XRF documents immediately any presence of lead paint?

**Answer:** HUD regulations requires you to submit the specifications on the XRF analyzer you propose to use, if these specifications reinforce the fact that the XRF analyzer will not produce inconclusive results, and if it can conclude without a doubt that no lead-based paint is present, then no sampling is required.

- 13) **Question:** The Invitation to Bid states the following in the Bids shall include the following: "Submit a cost per sample, if sampling is needed, and the aggregate costs for 300 samples" What is the 300 samples based off of? Are these Dust Wipes, Paint Chips, Soil and Water?

**Answer:** The 300 samples is an aggregate amount to assist in the determination of the low bidder. It is an arbitrary number. The low bidder is determined by the cost of the assessment and inspection, plus the costs of the aggregate amount (cost per sample multiplied by 300) for sampling. The sampling will be invoiced on the number of actual samples taken using the cost per sample. Your bid shall include a cost per sample for dust wipes, paint chips, soil, and water and an aggregate amount for 300 samples for each dust wipe, paint chip, soil, and water.

- 14) **Question:** What is the expected turnaround time for the inspection of all the 14 properties?

**Answer:** As soon as possible, the funding for this grant is a 2019 grant, that was delayed by COVID. Obligation of the funding for this grant, is needed by March of 2023.

- 15) **Question:** The invitation to bid asks for a separate lump sum cost for a Risk "Assessments" and a "Inspection"; however, the scope of work requested indicates a "Combination Inspection & Risk Assessment" is required. Should a cost for the Combination Inspection & Risk Assessment be submitted? The cost for the combination services is not simply adding the separate Inspection and Risk Assessments cost together.

**Answer:** Since the invitation to bid requires a lead-based paint assessment and an inspection. As long as all required work to complete an assessment and an inspection is included in a combined price then a combined price can be submitted in your bid.

- 16) **Question:** On page 3, number 3; what type of plans are being requested? The HUD regulations require a Risk Assessment report to provide Hazard Control Options.
- Answer:** KCKHA expects the successful firm to complete a lead-based paint assessment and an inspection of each development per HUD regulations. The assessment and inspection will determine if lead-based paint is encountered. If lead based paint is encountered, the successful firm will produce the plans and specifications to either encapsulate or eliminate the lead-based paint hazard. Since the decision to encapsulate or eliminate is at the discretion of KCKHA, please provide a cost to prepare plans and specifications to encapsulate the lead-based paint and a cost to eliminate the lead-based paint. The total of both costs will be included in the determination to low bidder. The actual cost paid for plans and specification is the option that KCKHA chooses.
- 17) **Question:** On page 3, number 3; requests specifications for each site as a lump sum with a plan. The specifications would be based on decisions made by the Housing Authority from the Hazard Control Options in the risk assessment report. Will the Housing Authority provide this information for the generation of the specifications?
- Answer:** See above answer to question 16.
- 18) **Question:** On page 3, number 4; requests a lump sum for “retesting or reinspection” (assumed to mean clearance testing). Without a known scope of work, a reasonable cost estimate for the clearance testing cannot be calculated. Can a daily rate be used instead?
- Answer:** Please provide a cost for clearance testing, instead of a lump sum, provide a cost per hour to perform the clearance testing and an aggregate for 100 hours of clearance testing. The 100 hours aggregate amount will be used to determine low bidder. Actual cost for clearance testing will be the per hour cost multiplied by the actual number of hours of clearance testing performed.
- 19) **Question:** On 3, number 5; what is meant by “aggregate cost for 300 samples”?
- Answer:** See above answer for Question #13.
- 20) **Question:** For the required lead dust wipes and soil samples as part of a Risk Assessment, do you want these samples included in the lump sum cost or listed as a line item?
- Answer:** Listed as a line item. See Question #13 answer above.
- 21) **Question:** For each development site we will need: the number of interior and exterior common areas; including playgrounds, pool area, laundry rooms, hallways, stairwells, ect...?
- Answer:** The common areas of the various developments are limited and described as follows: Juniper Gardens has a separate community center building consisting of two floors: one floor has an open community area, with a stage, kitchen, separate restrooms, and a storage area. The other floor has a several offices, restrooms, and a kitchen area, with a maintenance shop area. There are two outside playground areas. St. Margaret’s Park has 2 common area buildings: one is a one-story managers office and maintenance shop area with a restroom. The other is a two-story community center: one floor has multiple offices, an open community space, kitchen, and separate restrooms. The other floor has open community space, separate restrooms, and a kitchen area. There are two outside playground areas. Belrose Manner has a one-story community center, with several offices, separate restrooms, and an open community space with a kitchen. There are two outside playground areas. Cyrus K. Holiday has a one-story community center with 2 offices, an open community center area and restrooms. There are three separate playground areas. Douglas Heights Family has a one-story community center with several offices, separate restrooms, and an open community space with a kitchen. There are three separate playground areas. Chalet Manor has a two-story community center: one

floor has the manager office, maintenance shop area, and separate restrooms. The other floor has an open community space with a kitchen. There is one outside playground area. Scattered Sites 15 has a playground area constructed in 2016.

22) **Question:** For three (3) of the sites, the year built is after 1978. The HUD regulations apply to pre-1978 target housing.

**Answer:** KCKHA would like to have an Lead based paint assessment completed at these developments.

23) **Question:** For the requested Deliverables; what should be included in the "Opinion Letter"?

**Answer:** Include if no lead-based paint is found. If lead based paint is found, the various locations where it was found, and an estimate of amount found. A recommendation of encapsulation or elimination.

24) **Question:** What is the expected timeframe for completing all of the sites?

**Answer:** See the answer to Question #14 above.

25) **Question:** Scattered Sites 7 – were these all built at the same time by the same contractor? (1970)

**Answer:** Yes, these buildings were built at approximately the same time, and it is assumed by the same contractor.

26) **Question:** Scattered Sites 9 – were these all built at the same time by the same contractor? (1973)

**Answer:** Yes, these buildings were built at approximately the same time, and it is assumed by the same contractor.

27) **Question:** Scattered Sites 10 – were these all built at the same time by the same contractor? (1973)

**Answer:** Yes, these buildings were built at approximately the same time, and it is assumed by the same contractor.

28) **Question:** If SS#9 & SS#10 were built by the same contractor, they may be able to be tested as a group?

**Answer:** No, it is not known if the same contractor built both developments. Please assess and inspect both developments.

29) **Question:** Are the Scattered Site properties of the same date of construction and same design that can be treated as Multi-family Housing per the HUD requirements or are they different design and dates of construction to be treated separately?

**Answer:** The various developments are not of the same design and therefore each development must be treated separately.

30) **Question:** Will the 1979 and 1982 Scattered Site properties need to be inspected at all in accordance with HUD?

**Answer:** KCKHA is requesting that a lead-based paint assessment be made of these two developments. The only exception in this list of properties that does not need an assessment or inspection is the two single family homes on 3<sup>rd</sup> Street in Scattered Site 25.

**Bidders should acknowledge the receipt of this addendum#1 in their bids.**

**End of Addendum #1.**